

Growth Management Oversight Commission

October 14, 2004

**Public Services Building
Conference Rooms 2&3**

MINUTES

GMOC MEMBERS PRESENT:

Arroyo	Krogh
Munoz	Nordstrom
O'Neill	Palma
Tripp	

MEMBERS EXCUSED:

Spethman; Garcia

STAFF PRESENT:

Jim Sandoval, Dir. Planning & Building
Dan Forster, Growth Management Coordinator
Rabbia Phillip, Recording Secretary

MEMBERS OF PUBLIC:

Crossroads members; P. Bensoussan;
Paul Borden; Jon Rilling

1. CALL TO ORDER

Chairman Nordstrom called the meeting to order at 6:07 p.m. and made a motion to excuse the absent members. The Secretary called the roll.

2. APPROVAL OF MINUTES

Dan asked that this item be moved till after the City Manager addressed the group, as there was some issues to be discussed on the minutes. The Chairman agreed.

3. PUBLIC COMMENT

Deferred till after the City Manager's presentation.

4. CITY MANAGER, D. ROWLANDS, JR. ON GROWTH IN CHULA VISTA

The details of this presentation are attached to these minutes.

3. PUBLIC COMMENT

After the presentation by the City Manager, Mr. Peter Watry addressed the Commission, stating that Crossroads had invited Community Development to give them an informed presentation of the proposed development in western Chula Vista. He stated that in his opinion there were no facts and no transparency as mentioned by the City Manager. He distributed a newsletter to the Commissioners, indicating that his group was not pleased that the City was not forthcoming with information.

5. REVIEW OF QUESTIONNAIRES & ISSUE REGARDING INTERIM SR125 FEE

Dan Forster asked the Commissioners to review the document and return with comments.

6. NEXT MEETING – DEVELOPER FORUM

Dan informed the group that he has had responses from several of the developers for next meeting.

2. APPROVAL OF MINUTES

A correction was made to page 3 #5 “2006”. The minutes were approved with the correction.

7. OTHER ISSUES

Gary Nordstrom, Bill Tripp and David Krogh presented the GMOC Annual Report to the Planning Commission, which was accepted. Commissioner Tripp requested a copy of SB50 be given to the members.

8. ADJOURNMENT

Chairman Nordstrom adjourned the meeting at 8:00 p.m.

Rabbia Phillip
Secretary

Daniel Forster
Growth Management Coordinator

**City Manager's
Presentation to the GMOC
October 14, 2004**

CITY MANAGER, D. ROWLANDS, JR. ON GROWTH IN CHULA VISTA

Mr. Rowlands introduced his presentation by stating that he would give the Commission information (cost, timing/completion) on Selected Capital Improvement projects in the City including parks, traffic, schools, and other public improvements.

Mr. Rowlands started with Fire Departments.

- ❖ Fire Station #6 is being moved and rebuilt in Rolling Hills Ranch, proposed to be open in January, 2005 at a cost of \$2.6 million.
- ❖ Station #8 will be in Eastlake and is expected to be open in September, 2005 at a cost of \$3.3 million some of which came from Eastlake developers to upgrade the construction of this station to fit in with the upscale wood and stone façade of the development.
- ❖ The next station will be in the Eastern Urban Center.

The unknowns in this category are those on the west side of the City. One sure location for an additional fire station is the Bayfront, with additional companies to the Downtown and #5 stations. A Fire Station Facilities Master Plan will be completed in the next few months that will identify where future stations should be built.

Mr. Rowlands next addressed Libraries. The City has applied twice for State Bond money, which was not granted. The City will use its available cash to being construction of a 30,000 square-foot library next to the YMCA and Fire Station #4 at a cost of \$17 million, projected to open in December, 2006. There will be ongoing staffing cost of one million dollars. Another 30,000 square-foot library is proposed for the Eastern Urban Center, possibly in conjunction with the University site development.

Park expenditures are programmed to be \$88 million funded by developer fees.

- ❖ Harborside Park is proposed to be opened in July, 2005, the contract has been awarded for construction at a cost of \$1.7 million dollars. This will be the first new park to be built in the west side of the city in approximately 30 years.

- ❖ Otay Park will be refurbished with new fields and new restrooms at a cost of \$1.8 million. This has been pre-designed and should be completed by December, 2006. Eucalyptus Park will be getting a facelift, drainage, new fields, facilities at a cost of less than \$6.2 million. This is presently in design with no specific completion date.
- ❖ A 70-acre community park in the east of the city will be built on lands owned by the Otay Ranch Company and McMillin Company. The park will include facilities for full aquatics, softball, and a soccer complex at a cost of \$26 million to be completed in 2009 or 2010.
- ❖ The 19-acre park in San Miguel Ranch is presently in pre-design, which will cost \$2.6 million.
- ❖ Monte Vale Park is 26 acres with a recreational center, proposed to open in January, 2006 at a cost of \$12.3 million.
- ❖ Salt Creek Park, 24 acres costing \$13.6 million to be opened in January, 2006.
- ❖ Mountain Hawk Park is proposed to be a passive park with trails and views of the mountains. This is to be 12 acres costing \$4.8 million completed in October, 2005.
- ❖ Sunset View Park, which is being built by the Eastlake Corporation is 10 acres, presently being built at a cost of \$2.8 million proposed to be open in November, 2004.
- ❖ Two neighborhood parks being built by the developers to be open in September, 2005, one at a cost of \$1.4 million and the other costing \$2.3 million.
- ❖ Veterans Park in Sunbow is presently being built. It is 10 acres and costs \$8.9 million to be open in October, 2005. Funding is being raised by selling bricks to the public.

Mr. Rowlands next addressed Traffic issues. He stated that there is \$22 million being spent along the I-805 corridor.

- ❖ The City is paying CalTrans \$3 million to widen the ramps to the I-805 at Terra Nova, awarded in January, 2004 to be completed in May, 2005.

- ❖ Telegraph Canyon Road widening project to be completed in March, 2005 at a cost of \$4 million.
- ❖ On the I-805 at Olympic Parkway new on/off bridge ramps will be constructed costing \$15 million to be completed at the end of 2005.

Sewer projects were addressed next. The Salt Creek sewer project is completed, now in full operation, at a cost of \$32 million. The next project is the Wolf Canyon sewer line, at a cost of \$5 million. This is to be tied into the road design from Heritage to SR-125.

The Castle Park Improvement Project costing \$5 million, consisting of installing and improving sidewalks, curbs and gutters, is proposed for construction in 2005.

The efforts to generate income to pay the operating costs for all these capital projects is being done concurrently. As an example, Eastlake Village Center North, and the Freeway Commercial Project will generate taxes to the City. On Main Street and Auto Parkway, car dealerships will bring in \$3-\$5 million per year in revenue.

The City Manager addressed the University proposal to also be tied in with the Regional Technology Park. Also there is proposed a GTI, Gas Technology Institute, which would be a very important facility in the complex and complement the Technology Park.

In relation to the building of schools, the City is contemplating the exchange of increased dwelling units above the permit-monitoring cap for more funds to pay for the infrastructure to prep the land so that High School #13 can be built on time.

The Chula Vista Golf Club has improved the facilities on the behest of the City. They have replaced the greens, the irrigation system, and the clubhouse at a cost of \$1.5 million.

Mr. Rowlands stated that in his opinion, the planning and policy analysis for the redevelopment and improvement efforts in the western part of the City has proved to be extremely complex and controversial for the Council so they have to proceed slowly. He started with the Civic Center Project, the Police Department was paid for by 58% developer fees and the balance by the City; City Hall is 90% developer fees, 10% General Fund. The total cost of the project is \$50.1 million, in 3 phases. Phase One, rebuilding the new City Hall Redevelopment will cost \$22.8 million; Phase Two is the gutting and remodeling of the old PD, will cost \$12.3 million; Phase Three is the re-building of the Public Services Building, to cost \$15 million to be completed by 2008. The fire station will be rebuilt in 2009 with

the Ken Lee Bldg and parking lot to be the parking for the complex. This is from the General Fund. A bond issue will be established for the refurbishing and improvements of the Library, to be done in the next 36 months, at a cost of \$3 million.

The other projects for the western part of the City were addressed next. The Bayfront area and the Urban Core are two areas of focus. In the Bayfront all power lines are to be under-grounded and ready for development by 2008. It is anticipated to have approval by March, 2006. Regarding the power plant, cooling medium will be recycled water from Sweetwater or Otay Water Districts as there are conservation issues against using water from the Bay.

The Urban Core Specific Plan will be ready early 2005.

The General Plan Update will not be finalized until satisfactory completion of the dialogue with the landowners for the University Site.

Mr. Rowlands stated that the Council wants to have a policy document directing the controlled growth rate that will affect the entire city. In order to encourage and entertain redevelopment in the western part of the City there will need to be revisions of the standards concerning traffic, among others, which will be a focus for this Commission in the near future.

He stated that the redevelopment efforts, including the Urban Core and the Bayfront, should have public involvement with all proceedings very transparent.

By build-out, approximately 15/20 years, revenue/fees of development income, \$15 million/year, will be gone but to be replaced by revenue from income-generating projects.